House

contains

16 rooms

2 baths.

hot water heat

electric lights,

telephone;

sleeping house

young orchard.

300 trees

Two tenant

A Self Supporting

GENTLEMAN'S COUNTRY PLACE

310 ACRES (ALL TILLABLE)

Complete in MUST BE SOLD

FOREST HILLS.

LONG ISLAND. 15 Minutes from Herald Square.

To those who appreciate character of development, individuality of architecture and stability of construction, Forest Hills Gardens makes its appeal.

To accomplish these environments the services of Messrs. Olmsted Brothers, of Brookline, Mass., were secured for the landscape work, representative architects of special note in domestic architecture were employed, and over \$3,500,000 invested in the property by the company.

The attractiveness of the place, the success of the development and the advantages to the homeseeker cannot be expressed through the medium of an adver-

It is without exaggeration to state that Forest Hills Gardens represents the best that has yet been under-taken in suburban development in the United States.

You are earnestly requested to investigate the merits of the property which are the qualifications for this announcement. This can only be done by a personal visit to the property.

Long Island electric trains leave Pennsylvania Terminal, Manhattan, at frequent intervals, arriving at Forest Hills station in 13 to 18 minutes. By trolley cars from Queensboro (59th St.) Bridge to Forest Hills. Twenty-five minutes by automobile from Heraid Square via Queensboro (59th St.) Bridge and Hoffman Boulevard to the property

For transportation, bookiet, and other information address Dept. B. New York Office. 47 West 34th St. Sage Foundation Romes Company

Forest Hills.

Long Island.

Buy your home where values are rising now:-JAMAICA

18 Minutes Out \$7,000

Brick House, Colonial architecture: * or 6 bedrooms; wall safes; living room with open fireplace; dining room, French doors; nantry, kitchen, laundry; store room; steam heat seararate hot water heater; tiled bathroom; gas and electric light; lawn, shrubs, front and rear; 20-foot wide roadway in rear for autos and tradesmen; 18 minutes from Manhattan and Brooklyn, and only.

Come today to

BROKERS TAKE A DAY OFF.

Play Golf at Baltusrol-Three Ar-

The first spring tournament of the Real Estate Board of New York was held at Baltusroj Golf Club, Short Hills, N. J., on last Tuesday. The programme was plenty of wrk all year soil just suited for poultry and tennis arranged by the board's golf and tennis committee, which includes Albert B. Ash- COUNTRY HOME WITH WATER VIEW. forth, chairman; Joel S. de Selding, secretary, and Alfred V. Amy, John P. Kirwan, Leroy Coventry, Walter Stabler, ally good; exclusive but not snobbin secretary. W. J. Van Pelt, Harry Parker and H. H. Hazelton. There were fifty-one entries and eight prizes were awarded in

two classes, class A and class B. The winners in class A were H. C. Richards, prize low gross score 87; B. N. Phillips, prize low net score, gross 98. handicap 15, net 83. Class A, selected handicap 15, net 83. Class A, selected OYSTER BAY—Choice plot on Long Island scores afternoon and morning rounds, H. Sound, 200x600, for quick sale; easy terms. CARL J. SAUER. 1 Liberty st., New York. J. Sachs, low gross, 87; G. H. Conger,

In class B low gross, W. B. Mabie, 94; low net, G. D. Arthur, gross 104; handicap 25, net 79. Selected score, R. H. Macdonald, low gross, 97; F. D. Kalley, low net, 85.

Hot and cold luncheon was served between 12 and 2 o'clock, and at 7:30 dinner was served, there being one long table handsomely decorated with flowers. Mr. Avenue and Flfty-sixth street, to Xavier handsomely decorated with flowers. Mr. Ashforth presented the prizes to the several winners and Mr. Stabler offered a vote of thanks to Chairman Ashforth and Secretary De Selding for their efforts on behalf of the golf committee, and congratulated them on the success of the tournament.

Ashforth presented the prizes to the several and Firty-suth street, to Mayler Grisez & Co., upholsterers.

Charles F. Noyes Company has leased the building at No. 33 Ferry street for M. Dworetzky to Morris Friedman; the store, basement, second, third and eleventh floors at No. 147-153 Waverly place to the Standard Scientific Company, the store has and sub-scientific Company, the

The object of the tournament was to increase the bond of good fellowship between the members of the golf club and of the Real Estate Board, though it win Company. The Standard Scientific Company, the store, basement and sub-cellar of No. 110 Reade street to the M. J. Grady Company and the store and basement at No. 87 Warren street to the Burroughs-Baldwin Company. is not denied the hope is entertained that win Company. numerous applications for membership

was the arrest in Jersey City of three of the golf committee, H. H. Hazelton, John P. Kirwan and Joel S. de Selding, who in their efforts to be on hand at the clubhouse exceeded the speed law of Jersey City. As a result they spent two hours in trying to sustain their former reputations before the police department and in the Magistrate's court.

Was bleecker street, to John Brennan for a term of five years. After extensive alterations it will be used for cafe purposes.

VACANT LOTS FOR PLAYGROUNDS.

Real Estate Board Working With Safety First Society.

safety First Society.

The Magistrate's court.

Mr. de Selding acted as attorney for Mr. Hazelton and succeeded in proving to the satisfaction of the court that they were not law breakers, but only real estate brokers, who thought they saw an opport, city to serve their fellow members on the golf links, and with mutual congratulation were permitted to leave the court room without the usual payment

Safety First Society.

The Real Estate Board is cooperating with the Safety First Society, of which Ogden L. Mills is president, and will as a preliminary step lend its aid in securing from such owners as are willing to loan them vacant lots throughout the city to be used as public playgrounds for the children, who would otherwise have to use the streets.

Somety First Society.

The Real Estate Board is cooperating with the Safety First Society.

The Real Estate Board is cooperating be erected by Jacob Heinochowritz at 27 to 133 Johnson avenue. It will be erected by Jacob Heinochowritz at 500 four stories in height and of brick construction. The building will have a frontage of twenty-six feet and a depth of seventy-two feet.

A three story brick and limestone apartment building will son be started on the east side of DeGraw avenue near twenty-six feet and a depth of seventy-two feet.

A three story brick and limestone apartment building will son be started on the east side of DeGraw avenue near twenty-six feet and a depth of seventy-two feet.

Someth First Society. the court room without the usual payment of a fine.

The Real Estate Board expects to give a fall tournament in September and hopes to have at least 100 entries.

NEW NEWARK TRADE CENTRE Being Created by Change in Route of Trolley Lines.

NEWARK, N. J., June 6.—A new shop-ing district within a period of six months at Central avenue and Broad street is predicted by Philip J. Bowers, one of the well known real estate oper-ators in New Jersey. Mr. Bowers bases his claim on the changing of the routes of the Central avenue and the Paterson and Bloomfield trolley cars from going to the Market street station of the Penn-

to New York, which it is estimated ton Park is immediately adjacent to Bor-40,000 people use in travelling back ough Park. Coney Island is but fifteen and forth from Manhattan every day. minutes away.

The Most Desirable Seashore Residential Development in the City of New York **BEST TRANSIT**

BEST IMPROVEMENTS

BEST PROTECTION

Go to Manhattan Beach To-day

and see the beautiful residences already built and under construction. The great sea wall, the new esplanade and the many other improvements.

Take Brighton Beach "L" train at Brooklyn Bridge to Sheepshead Bay and change there to Manhattan Beach electric cars leaving adjoining station.

BUNGALOW AND RESIDENCE PLOTS FOR SALE. Prices Moderate. Terms Easy. Titles Guaranteed

An unequalled opportunity for homeseekers and in-

vestors who act quickly. Houses for sale or rent. For descriptive booklets, prices and terms, call, write or 'phone

Manhattan Beach Estates

192 Broadway, or Offices on Property.

Telephone Cortlandt 2315 Telephones Coney Island 920-921

UMBRIA

465 West End Ave. at 82d St.

7, 8, 10 and 12 Rooms, 2 to 4 Baths. \$2,300 to \$4,200.

CAMPOLYN and WENONAH 521 & 523 West 112th St.,

Near Broadway. 6 & 7 Rooms, 1 & 2 Baths,

\$950 to \$1,400. BROOKFIELD

450 Riverside Drive. A ten story fireproof building, beautifully situated and having a wonderful view of the Hudson and convenient to all modes of transit. Separate service elevator, open fireplaces, Large simplex and cover North of 116th Street.

7 Rooms and 2 Baths,

\$950 to \$1,800.

SI50 CASH WILL START YOU

CHICKEN FARM

Write to P. P. E., Sun. AT KENSINGTON Will Sell Below Cost

L. RICHARDSON, 107 Fast 6 d St., N. Y

UPHOLSTERERS ON PARK AVE. Lease Corner at 56th Street-Other

Business Leases. The Duross Company has leased for the Estate of Patrick Smith the four-story

Pepe & Bro. have leased for Mrs. Rosa in the board will also result.

Gombrecht a three-story building at No
The funny side of the day's happenings

403 Bleecker street, to John Brennan for

have to use the streets.

Some time ago the board took this watter up and appointed this committee to work with the Safety First Society, measuring forty-five feet by sixty-seven feet and each floor will be divided into the safety first Society. Lawrence B. Elliman, chairman; Albert
B. Ashforth and Frederick D. Kalley, This
committee met on Thursday list with a
committee of the Safety First Society and
will cost about \$34,000. went over the preliminaries for a vig-orous campaign for "vacant lots for play-grounds," and the board is taking this matter up with its members. Police Commissioner Woods, who is also inter-ested in the playground scheme, has been positived of the board's plans for coop-

notified of the board's plans for coop-TO SELL BROOKLYN HOMES.

routes Fifteen two story stucco seven room aterson private dwellings located at Mapleton going Park, Brooklyn, known as 1825 to 1857 to the Market street station of the Pennselvania Railroad by way of Broad street 1862 Sixty-third street, will be sold at to the new route of Park place, Centre, auction by Joseph P. Day on Saturday. Mulberry and Market streets.

Mr. Bowers said that shoppers coming from Montclair, the Oranges, Belleville, Nutley and other suburbs will leave the large from the great the big stores.

Broad street. The change, he said, theans a large increase in property values. He declared that both local merchants and the business enterprises that are coming over from the great metropolis are cognizant of the fact.

Inquiries are being made about leases. The district is only two blocks away from the Newark terminal of the McAdoo speed line to New York, which it is estimated.

SOUTHFIELD 145 East 35th St.

Eight story fireproof building in the heart of exclusive Murray Hill section and close to shopping centre and all surface and sub-way lines.

Apertments arranged in simplex and de-lightful duplex, consisting of

7 Rooms and 2 Baths, \$1,800 to \$2,400. (Fxtra maids' rooms if desired.)

CLARENDON and MARANAMAY 605 & 611 West 112th St.,

Bet. Broadway and Riverside Drive. Southern exposure: unusually large light coms, well arranged; mail chutes and other

6 and 7 Rooms and Bath, \$780 to \$1,200.

DONALD COURT S. W. Cor. Broadway and 179th St.

4, 5 and 6 Rooms. 1 and 2 Baths. \$600 to \$960

CHARLES P. L. HUSTON CO.

Tel., Murray Hill-6860.

Summer Cottages

For Sale or Rent

BUNGALOW TO RENT.

\$110 for season, at East Hampton, Conn.,
new five room bungalow; also 10 room cottage, suitable for two families, \$160. Both
furnished complete. \$00 feet elevation.
stiver few minutes' walk. Lake Poctopaugh
2½ miles. Good fishing. Fresh eggs, vegetables, milk on premises. Good drinking
water. Healthy climate. Both houses have
large porch. J. G., box 150 Sun.

FURNISHED BUNGALOW to rent cheap, Lake Placid; 3 bedrooms, bath, upper; large living, dining, kitchen, lower; lighting, wood, lee; sieeping porch rear and use of bath reserved by man and wife who are employed days; can be leased for one, two or three months. Address E. J. GANNON, Lake Placid, N. Y.

CAPE COD COTTAGES

wellFleF.1 and TRUSO-Quaint, com-ortable, well furnished; coarming beach loca-tions. Address agent, CAPTAIN L. D. BAKER ESTATE, Welfleet, or 33 Broad st. Tel. Main 6455,

NEW SHORE COTTAGE FOR SALE-\$150 cash; balance easy terms, or would exchange for good runabout. Box 493, Amsterdam, N. Y.

NEWARK BUILDING APARTMENTS

Two Planned Last Week-Twenty-

two Plans Filed.

NEWARK, N. J., June 6 .- Twnety-tv

permits involving more than \$200,000 were granted by the Building Department during the week. An apartment house to cost in the neighborhood of \$50,000 will

two front and two rear apartments of four and five rooms and bath. The house

QUEENS MAKING NEW RECORDS

2.031 Buildings Planned in Five

Months, Costing \$8,830,000.

A report just issued by John W. Moore, Superintendent of Buildings in Queens, shows that there has been a

considerable increase during the first five

months of this year over a corresponding period last year. From January 1 to June 1 this year the operations have totaled \$8,830,302 with applications made

for 2.031 new buildings. This is an excess in estimated cost of \$796.000 over the same period in 1913, which year showed a

marked increase over several previous

plications for permits for new buildings

OWNERS TO MEET TUESDAY.

The United Real Estate Owners As-

sociations will hold a meeting on Tuesday

evening at the Tuxedo, at the northeast corner of Madison avenue and Fifty-

of \$2,177,010 During the past week activity continued. There were 128

of an estimated cost of \$326,240.

ninth street.

APARTMENTS TO LET-FURNISHED. RIVERSIDE DRIVE, near 110th Street—Attractive front apartment overlooking river, delightfully cool; seven rooms, two baths; will sub-let for summer fully furnished, sliver and linen included; terms reasonable. Apply Room 1012, 47 West 34th Street. Tel. Greeiey 3050.

GENTLEMAN leaving on long business trip will sublet apartment to October 1st Hotel Calumet, 340 W. 57th St. See Manager

APARTMENT HOTELS

HOTEL. BERKLEY 170 West 74th St., CORNER OF AMSTERDAM AV

APARTMENTS Unfurnished by the year. Rentals from \$600 Annum. Restaurant a la carte.

BUSINESS PROPERTY FOR SALE.

MANUFACTURING PLANT FOR SALE LAND—Consisting of ten acres on main line of railroad, 25 miles from New York

BUILDINGS-About fifty thousand square feet of floor space, consisting of machine shops, smith shops, power house, engineering and office buildings; equipped with boilers, engines, cranes, hoists, sidings, scales, etc., all in good

Plant operating at present. Special tools being moved on account of consolidation with another plant. T. W., box

TO CLOSE ESTATE Will sacrifice private house, 9 rooms and bath. Lot 33x100

BRONX REAL ESTATE FOR SALE.

Value \$9,500. What Offer? J. CLARENCE DAVIES

BEDFORD PARK—Two family brick house, 17 rooms, electric light, hot water heat, decorated; good location for doctor. Write Room 515, 320 Broadway, N. Y. City. DENTAL CO. BUYS NEWARK SITE.

Feist & Feist have sold for the estate of Moses Straus the plot on the south side of South street about 350 feet east of Pacific street, running through to Thomas street, to Charles S. Cohen of New York, who is making the purchase for the National Dental Company. The plot has a frontage on both streets of fifty feet and a depth of 200 feet. The Dental company will exect a factory.
Feist & Feist have sold for Joseph
Biondi to Emile Garfunkle, president of
the Specialty Handle Company, 93 Bruen

During the month of May the total number of permits applied for was 458 for new buildings of an estimated cost street, southwest corner of Green street. The property has a frontage of twenty-two feet on Bruen street by ninety-two on Green street. It adjoins the factory recently purchased by Mr. Garfunkle's com-pany through Feist & Feist from John C. Eisele. It is contemplated to remove these buildings and erect a five story Roman mottled brick and Indiana limestone

8 NEW HOLLOW TILE RESIDENCES

QUEENS REAL ESTATE FOR SALE.

Just completed, conveniently Just completed, conveniently located, five minutes from Kew Station. Houses have tile roof, Mott plumbing, hot water heat, 10 rooms, 2 baths. Extra large Living room, Dining room, exceptionally well appointed; kitchen, all glazed tile. Attractive Price and convenient terms.

and convenient terms. Kew Gardens

Surrounds Kew Station Adjoins Forest Hills Park Over one mile frontage on Park and Queens Boulevard

15 MINUTES FROM HERALD SQUARE Via Penn.-L. I. Electric Express Service.

New Houses renging in prices from \$ 0.50 to \$22,500, are for sale on convenient terms, all ready to move into others under construction. Villa sites at reasonable prices.

Information on request from JOHN J. BRITTON, Marbridge Building, Broadway and 34th St., N. Y. Telephone Greeley 5250 and 5251. hepresentative at K w Garcens Office at Kew Station every day. Convenient trains to Kew; Leave Penn, Station, 33d St. 100, 9.31, 10:19, 11:05, 12:00 A. M.; 12:40, 107, 9:31, 10:19, 11:05, 12:00 A. M.; 12:40, 107, 10:15, 5.37 P. M. Sundays—8:24, 9:46, 10:41, 11:18 A. M.; 12:36, 108, 2:30, 3:30, 4:04, 6:25 P. M. Returning at frequent intervals.

MODERN COTTAGE

7 rooms, large, light and airy; all improvements ground enough for vegetables, fruit and berries quiet restricted neighborhood; 30 minutes; ride \$150 cash; balance \$18 per month; one month free to responsible party. Address COTTAGE, box 12 Sup-A RARE BARGAIN—One of best corners in the business centre of Fulton St. Jamaica 67x190 for \$30,000; terms easy; brokers pro-tected. Wm Nagle, 384 Fulton St. Jamaica

NEW HAMPSHIRE REAL ESTATE FOR FOR SALE by D. M. WHITE & CO., leading real estate dealers, Peterborough, N. H. Large farm of 135 acres, magnificent view of mountains, high altitude; modern house of 10 rooms, bath, fireplaces, sun parfor, furnace, stone garage for two cars; icehouse full of ice; servants quarters separate building; stable, barn, carriage house, harness room, etc.; also bungalow of 5 rooms, with bath, wide plazza, fireplaces, etc., included; both are fully furnished and ready for occasion. both are fully furnished and ready for occu-pancy; farm has 1,000 cords of hardwood; a beautiful pine grove, also pine and spruce ready to cut; trout brook, fruit, garden planted; must be sold immediately to settle estate; cost \$25,000; will take \$10.000, put in-mortgage if desired. Apply immediately as above

NEW YORK REAL ESTATE FOR SALE CATSKILL MOUNTAINS rated; one acre, with fine shade trees, fruit etc.; good barn; inducement price and term, for quick deal; full information. LAMORE Room 1726 Woolworth Building, New York Phone 5984 Barciay,

and for free catalog of designs. RADFORD ARCHITECTURAL COMPANY, 345 Fifth Avenue. New York.

HOUSES TO LET-UNFURNISHED. 86 EAST 236TH STREET-11 room house FOR SALE at less than HALF COST A Beautiful Estate and Home among

THE WESTCHESTER HILLS Conn.

Fine house, with bathrooms, parquet floors, large living room, library, dining room and bedrooms; open fireplaces; garage with chaufeur's quarters and bathroom; large stable; den with bedroom and bath, fine water supply; electric lighting; all in perfect order. Property consists of 55 acres.

WM. H. HOYT & CO., 311 Madison Avenue. New York. Telephone Murray Hill 6560.

TO SETTLE AN ESTATE ARDSLEY TOWERS

At Ardsley Park on the Hudson can be bought at less than one-third of its original cost. The house is substantially built of stone with mod-ern appointments throughout, and is beautiful and dignified in every line of its exterior and interior arrangements. The grounds are well laid out and splendidly kept. The Towers is situated on a high point of land and commands an unsurpessed view of the Hudson River and the Ramapo Hills, beyond. Adjoining the Ardsley Country Club Goil Links. For photographs and particulars apply to D, box 128 Sun office.

> TREMENDOUS SACRIFICE THE HOMESTEAD

to interior and is surrounded by magnificent old shade trees, lawns and walks. The surrounding country including the Hudson River, of which it commands an excellent view, is unsurpassed in beauty and interest adjoining the Ardsley Country Club Golf Links and within a half mile of Ardsley on the Hudson Station. 45 minutes from Grand Central. Inspection by appointment only. For particulars apply to R, box 128 Sun office.

RYE ON THE SOUND Houses FOR RENT and FOR SALE,

FURNISHED and UNFURNISHED. Kenneth Ives & Co.

Residence phone Rye-237. A RARE BARGAIN

7 E. 42d St., N. Y.

THE LODGE Built of cut marble and placed in a setting of beautiful old stade trees, this house is a delictiful adaptation of the French Chateau. The ten rooms are unusually well arranged. Appointments complete and thoroughly notice in every detail. Grounds comprise about \$\frac{3}{2}\$ of an acre. Apply for particulars to Box No. 131 Sun office.

Ardsley Park

A number of desirable homes and
building sites for immediate sole to settle
on estate. Ideal location overlooking the
linden filter and adjoining the Ardsley
Country Club Golf lines, 45 minutes
from Crand Central Station. Prices exceptionally low. Aprils to RENNETH
IVES & CO., 7 Fast 424 Street.

ATTRACTIVE ACREAGE. BUILDING SITES, ALL IMPROVEMENTS, at Briarcliff Manor, within easy walking distance of Briarcliff Lodge and station; for sale at prices from \$2,000 to \$3,000 per acre. Ashe Marvin 627 Fifth Avenue.

15 minutes from Poughkeepsie;

1 mile from

Wappinger's

Falls. Most produc tive farm in

the State

Plenty of woodland; good fishing, boating and bathing.

This Property Is Now Free and Clear, but Terms Will Be Made to Suit Purchaser.

J. HARRY MYERS, Owner

VESTCHESTER REAL ESTATE FOR SALE WESTCHESTER REAL ESTATE FOR SALE WESTCHESTER REAL ESTATE FOR SALE

Further Information at SCHWARTZ BROS., 1370 Broadway, cor. 37th Street.

Post Office Address, New Hamburg, N. Y., R. F. D. 50.

Owner can be seen at city address Monday, Tuesday, Wednesday, 10 A M.. to 3 P. M.



BUNGALOW COLONY

The Only One Actually in the Village of Larchmont It is located between the water and the station, and is recognized as being the most picturescue in the vicinity; its fine forest trees and rugged, rolling character give it the rustic effect so essential to a proper setting for a bungalow or semi-bungalow.

For \$5,000 you can get an artistic home of six or seven rooms and bath on a large plot, small payment down balance like rent; our booklet will inform you of particulars. LARCHMONT COLONY,

Room 1601, 40 West 32d St. Phone 9860 Madison, New York City



A BUNGALOW LIKE THIS FOR \$1700 ON LAKE MAHOPAC, N. Y., WITH PERMANENT WATER RIGHTS AND BOAT MOORING; ONE HOUR AND A HALF FROM YOUR BUSINESS, PLOTS QUARTER ACRE OR MORE, FROM \$500 UP. PHOTOS OF EXTERIORS AND VIEWS OF PROPERTY BY MAIL FROM N. W. WALKER, 40 WEST 32D ST., N. Y. PHONE MAD. SQ. 9860.

HUDSON RIVER SALE OR RENT

Kenneth Ives & Co.

OPPORTUNITY to rent before buying at

have rent apply on the purchase price. Witter country home, nine rooms, three bath near beach, yachting, goif: unobstructe views of Sound; between Sound Beach and Stamford, THOMAS J GOOD, fol. 5th Av. ALONG THE SOUND AND HUDSON

Hishemaryin Westchester County.

Kenneth Ives & Co Hudson Birer 7 E. 42 CONNECTICLE REAL ESTATE FOR SALE.

Stamford, Conn. Building Lots SRIPPAN POINT.

Boating, bathing beach; good yacht anchorage; tennis courts, &c... Send for Booklet B.

Address THE ATLANTIC REALTY CO., 56 Park row, Stamford, Conn.